

**AFFORDABLE HOUSING COMMITTEE  
MINUTES OF SEPTEMBER 22, 2004  
TADMUCK COMMUNITY CENTER  
7:15 A.M.**

**Members Present:** Christopher A. Romeo (Chair), Andrea P. Sweet (Chair), Scott Hazleton, Mary Trubey, Douglas Deschenes, Lauren Coffey, Bruce Caldwell, Ann Eno, Carl Lyman, Jim Silva, Diane Holmes  
**Absent:** Elaine Nickerson  
**Non voting members present:** Chris Pude,  
**Absent:** Norman Khumalo, Jennifer Burke

**Guests:** Sam Frank,

**Minutes:**

On a motion by Ms. Trubey, seconded by Ms. Eno, the Committee voted unanimously to approve the minutes of the 09/08/2004 Abstentions by those not present.

**Announcements:**

Ms. Coffey suggested that she would be hosting a party to congratulate the committee on the approval of its housing plan. The Committee thanked Ms. Coffey and looked forward to the details. Suggestion that Ms. Burke and John Ryan, our consultant be invited along with pertinent town hall staff and perhaps other key board members or committees at the host's discretion.

52 Beaver Brook: Sweet announced the status of 52 Beaver Brook Road in that a Motion to Vacate had been filed by an Attorney Kramer on behalf of Mrs. Labbe, former owner, to exercise right of redemption. Sweet and Romeo would likely attend the September 30<sup>th</sup> hearing date in Land Court to emphasize Town interests, committee procedures/minutes and plans toward development of the parcel for purposes of affordable housing over the past year. Holmes asked for a pro-active approach to advocacy along with Coffey in future projects to implement lessons learned concerning this parcel. Consensus of group was agreement to this proposition.

LAOC presentation: Committee recognized Holmes and Leslie Thomas for their exceptional work and presentation at BoS meeting for land use and suggested plans toward utilization of town owned parcels for the causes of affordable housing.

Southgate Parcel, South Chelmsford Road; BoS meeting

Sweet expressed concern as to tenor of BoS meeting on Deschenes presentation of the contemplated 40B on South Chelmsford Road. Sweet expressed desire to remind, educate and forcefully advocate for affordable housing to the BoS. Romeo expressed sentiment that the presenter had been not been received well by the BoS. This tends to discourage working cross boards and committees toward the goals of the AHC. A letter will be prepared by Sweet to be disseminated to the Committee for comments, and then forwarded to the BoS for their perusal.

Nickerson reminded committee that not all 40B's are objectionable and that this device has been the creator of affordable housing.

#### VMC update

Sweet noted that the Planning Board had closed its public hearing on the Housing Authority property at the VMC and it appeared that a favorable decision would be filed shortly. The Committee thanked Sweet for the expedited treatment the PB had given the project.

Board of Selectmen unanimously endorsed the concept of naming the Housing Authority project after the late William Coakley. Pude reported that the Housing Authority also endorsed same. Ultimately this will be up to the HA as the property is so titled to the Authority.

#### Affordable Housing Inventory/Counting

Romeo offered to write letter to local newspaper (Eagle) detailing the inventory of affordable units in accordance with the chart previously furnished to the Committee by Burke, and to explain the process of counting units. All toward public awareness and education. Committee noted that Tall Pines and Stone Ridge would best be counted in calendar year 2005 for strategic purposes as outlined by statute.

AHTF-tabled to next meeting

Merrill Property-tabled to next meeting.

Meeting adjourned at 8:30 a.m.

Next Meeting: October 6, 2004 at the Millenium School 7:15 a.m.

Submitted: Christopher A. Romeo  
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